

Methods

This habitat analysis is used to determine developable land area for both commercial and industrial zoning districts. Digital and hard copy data is collected. Digital survey data is updated. Other existing digital data is gathered from a variety of sources including MassGIS, the county, Massachusetts Highway Department, and Federal sources. Zoning, open space, land use, hydrography, environmentally sensitive areas, wetlands, River Protection Act buffers, flood zones, steep, soil, orthorectified, rail lines, and sewer and water utility boundaries are utilized to different degrees. Additional layers are created that include specific features that were determined to be unbuildable on a scale of the most recent Massachusetts Land Use and a layer of recent subdivisions since the last MacGIS update.

The developed land data is then the aggregated land use categories in the MacGIS Land Use layer provided by MassGIS. The aggregated developed land categories are: agriculture and water-based recreation, residential, commercial, industrial, transportation, and water disposal.

The GIS analysis consisted of subtracting layers from zoning. The remaining developable land area is represented on MAP 2 as aggregated by zoning category.

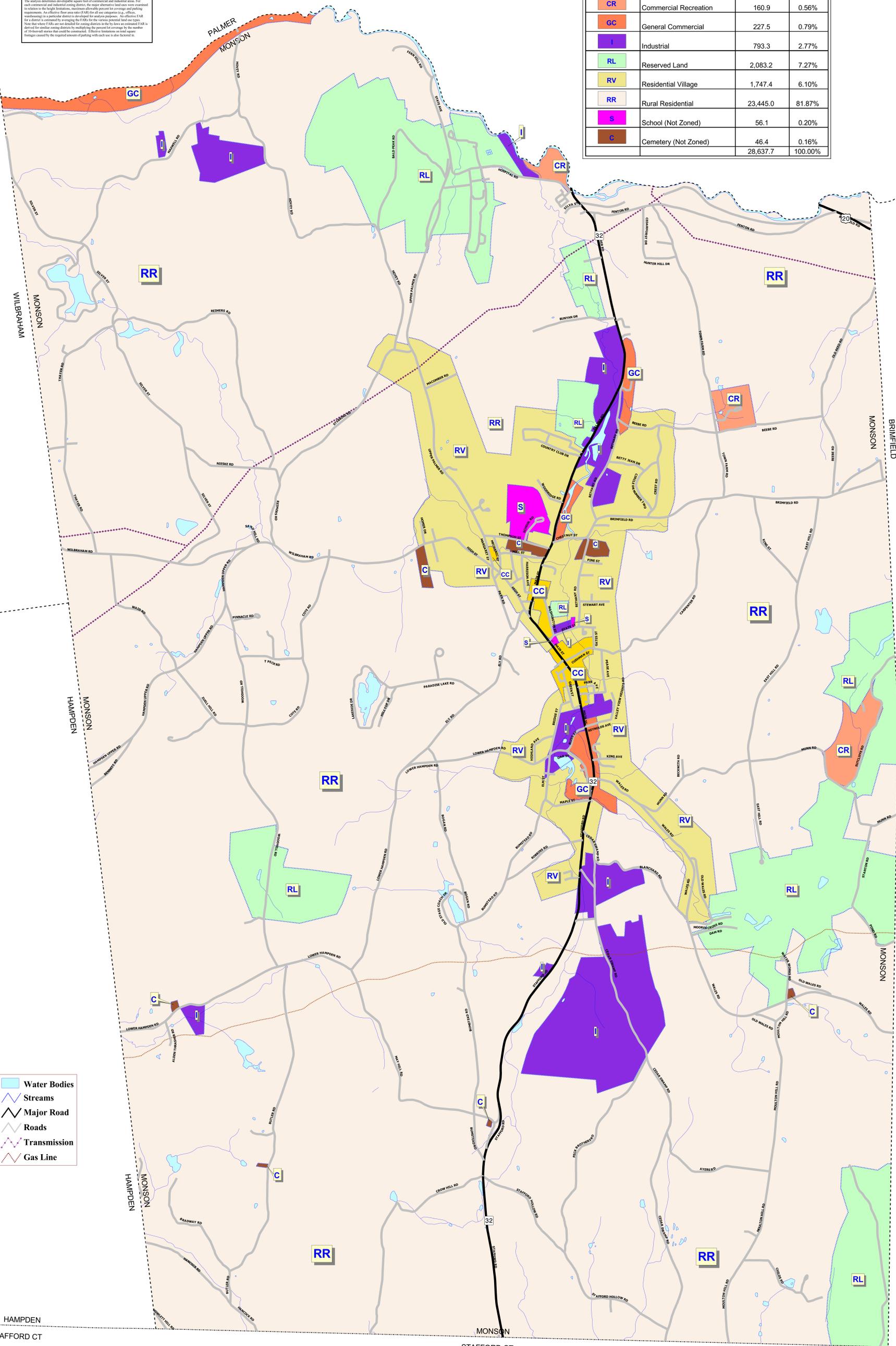
To determine the number of future buildings residential lots by zoning category a formula was developed to determine the land measurement of typical lots in each category. The land measurement factor is equal to the maximum lot width multiplied by half the road right-of-way to determine lot area. This figure was then used to divide the total area of each category. The result from each area is then multiplied by the number of lots per acre to determine the number of lots per acre that could be developed. Effective lot area on total acreage was determined using an "effective" lot area ratio technique.

The analysis determines developable square feet of commercial and industrial areas. For each commercial and industrial zoning district the major determinative lot size was determined in relation to the lot dimensions, maximum allowable percent for coverage and parking requirements, as applicable. There are no size of FAR for all use categories (i.e. offices, manufacturing) in a particular district is developed for analysis purposes. An effective FAR for a district is estimated by averaging the FARs for the various permitted lot use types.

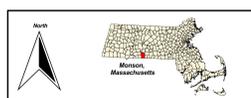
Note that where FARs are not detailed for zoning districts in the by-laws an estimated FAR is applied for similar zoning districts to estimate percent coverage by the number of lots per acre that could be developed. Effective lot area on total acreage was determined using an "effective" lot area ratio technique.

Monson, Massachusetts MAP 1A: Municipal Zoning

Code	Name	Acres	Percent of Town
CC	Central Commercial	77.9	0.27%
CR	Commercial Recreation	160.9	0.56%
GC	General Commercial	227.5	0.79%
I	Industrial	793.3	2.77%
RL	Reserved Land	2,083.2	7.27%
RV	Residential Village	1,747.4	6.10%
RR	Rural Residential	23,445.0	81.87%
S	School (Not Zoned)	56.1	0.20%
C	Cemetery (Not Zoned)	46.4	0.16%
		28,637.7	100.00%



- Water Bodies
- Streams
- Major Road
- Roads
- Transmission
- Gas Line



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by the PIONEER VALLEY PLANNING COMMISSION
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MASS GIS Massachusetts Geographic Information System
Massachusetts Executive Office of Environmental Affairs • 2000

Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Jane Swift
Governor

Bob Durand
Secretary

Bob Durand

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